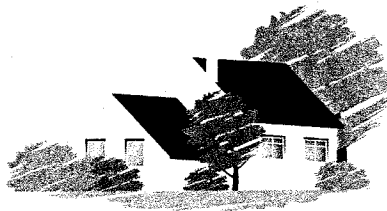


Exhibit 2

This exhibit is a booklet and it cannot be scanned therefore only the cover and table of content has been scanned to aid you in your research. The original exhibit is on file at the Montana Historical Society and may be viewed there.

**Montana Historical Society
Archives, 225 N. Roberts, Helena,
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Housing Affordability and Montana's Real Estate Markets

January 2009

Prepared for
**Montana Association of Realtors
Montana Building Industry Association**

By
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Patrick M. Barkey
Bureau of Business and Economic Research
University of Montana

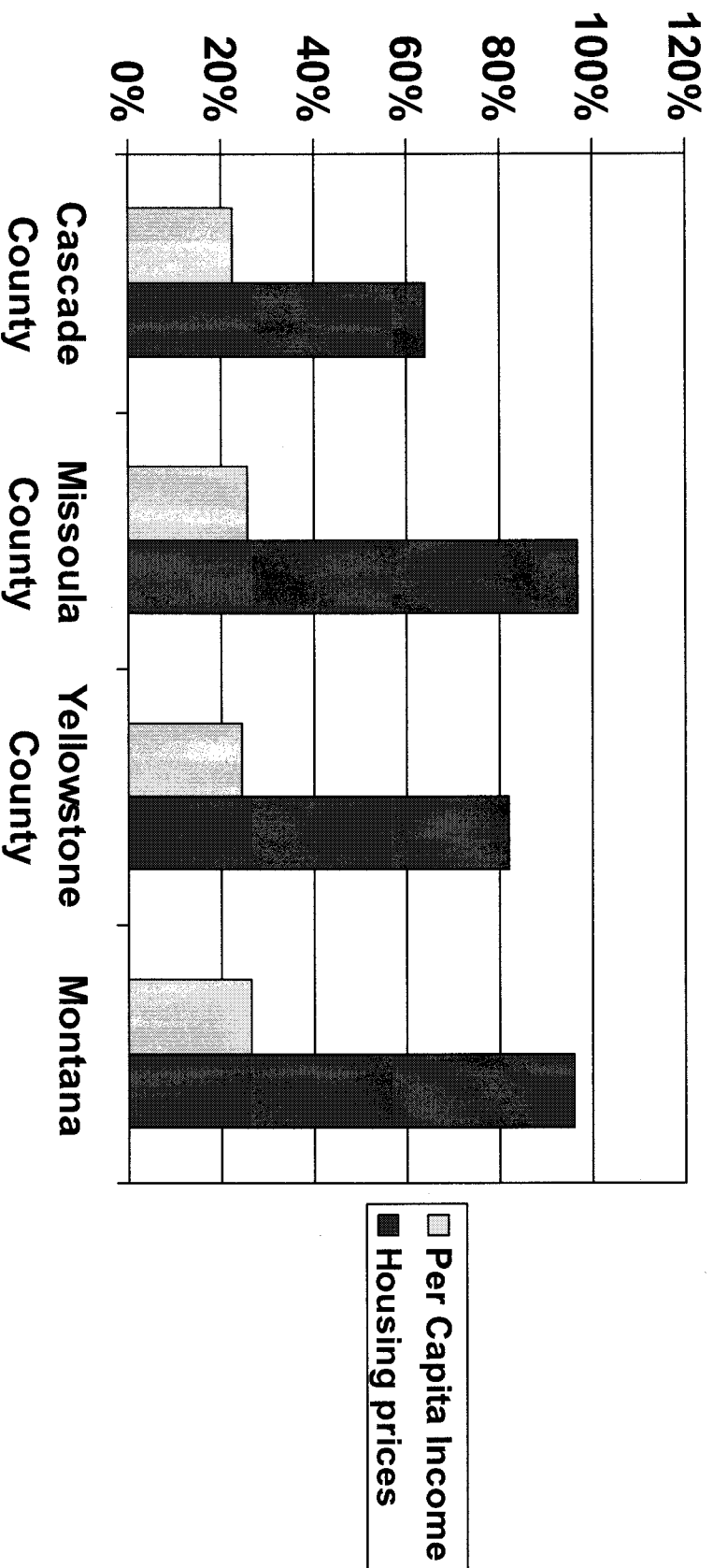
About the BBER

- At UM-Missoula, but our mission is to serve the entire state
- Not an advocacy organization
- Gather and interpret information on the economy of Montana

Missoula Housing Affordability Report

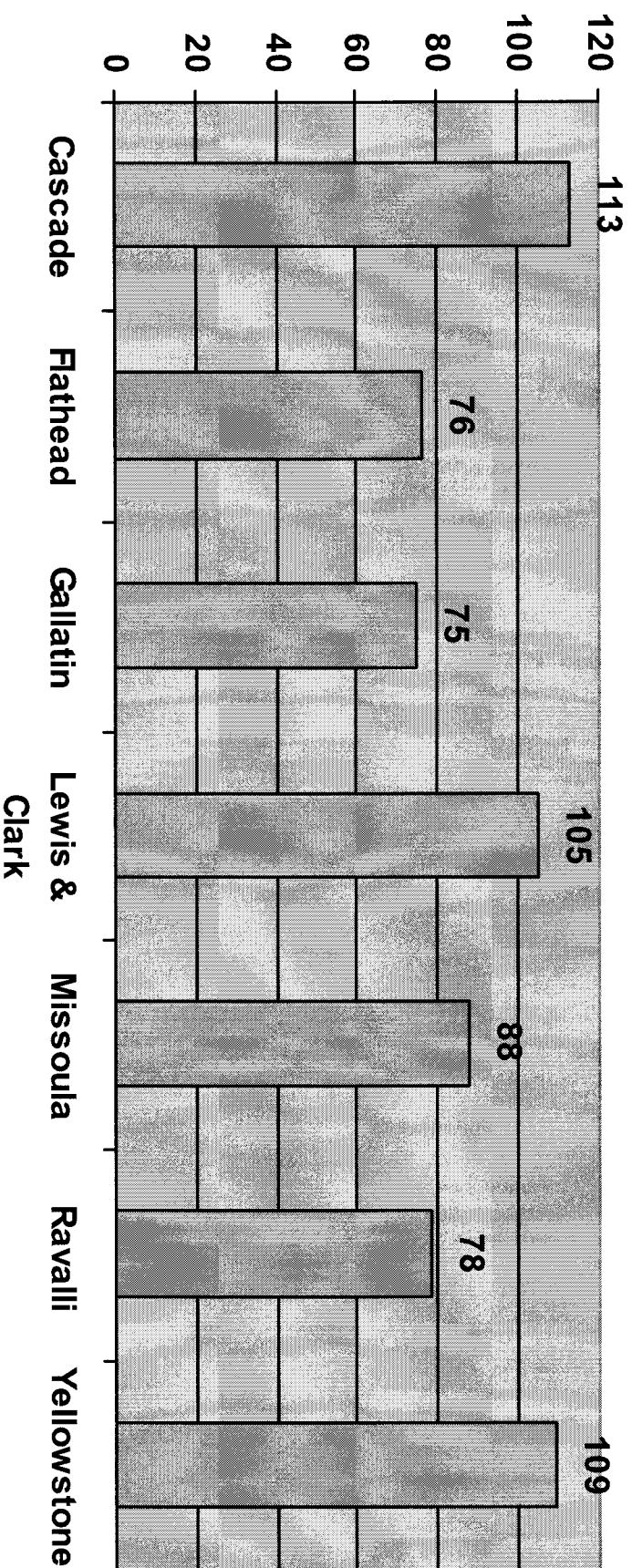
- Cooperative project of realtors, builders, BBER
- Looks at the fundamentals driving housing demand
- Examines house prices and income
- Examines rental market, construction costs

Growth in Home Prices vs. Income Since 1998



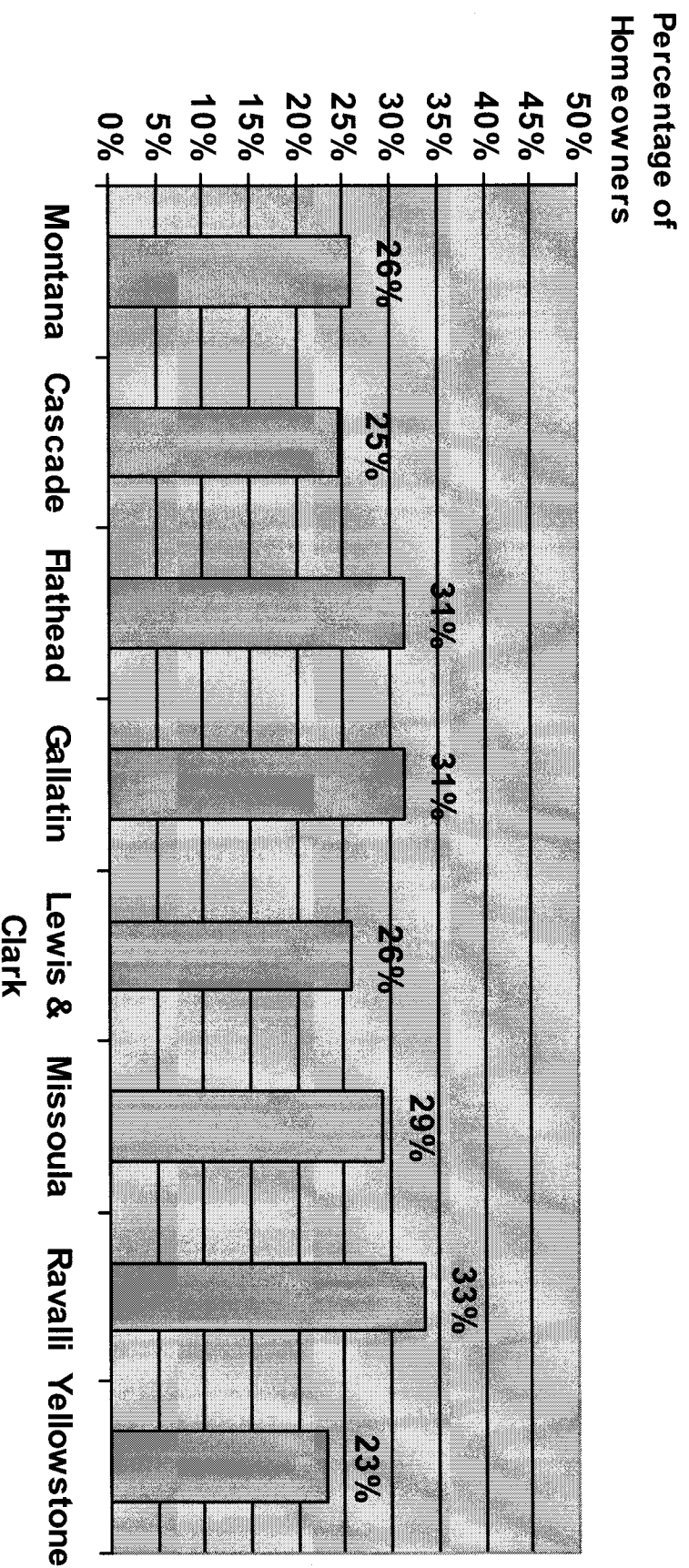
Sources: Bureau of Economic Analysis and Office of Federal Housing Enterprise Oversight.

Housing Affordability Index Montana's Major Real Estate Markets 2007



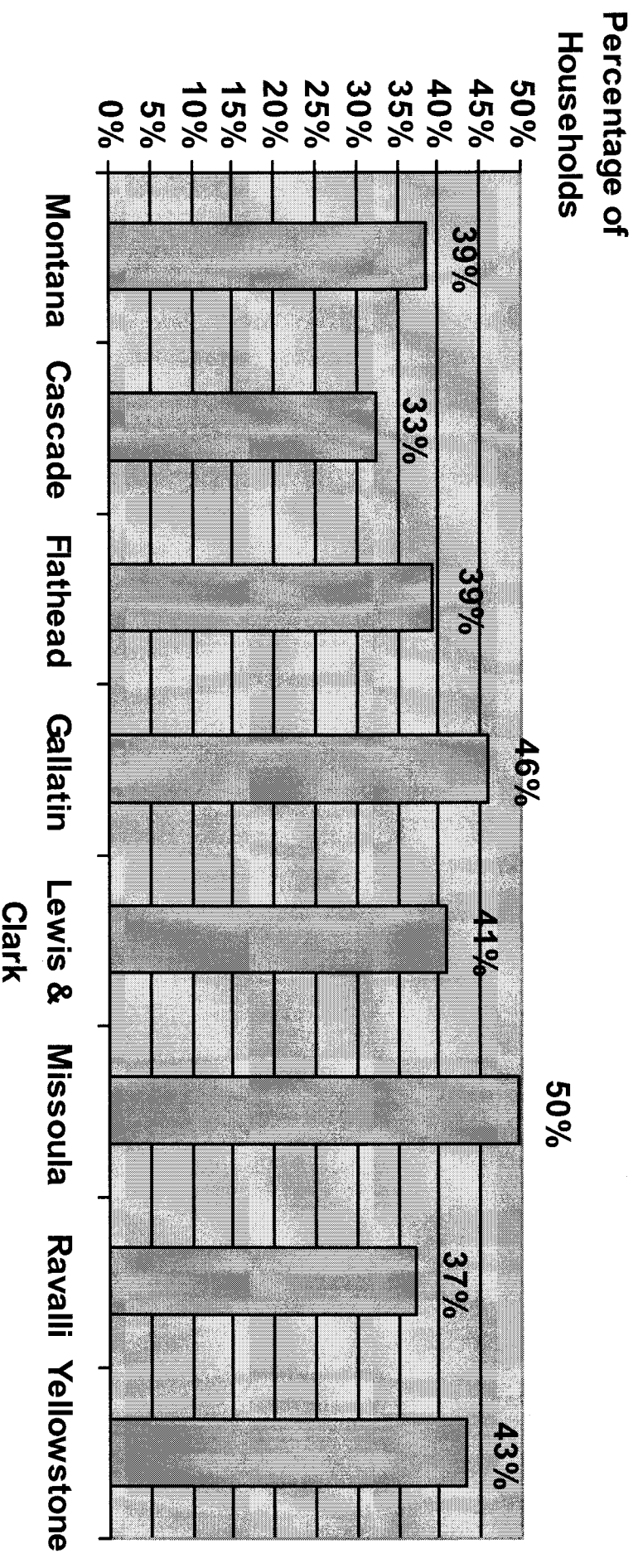
Source: Bureau of Business and Economic Research.

Percentage of Homeowners Paying More Than 30 Percent of Income Towards Housing 2007



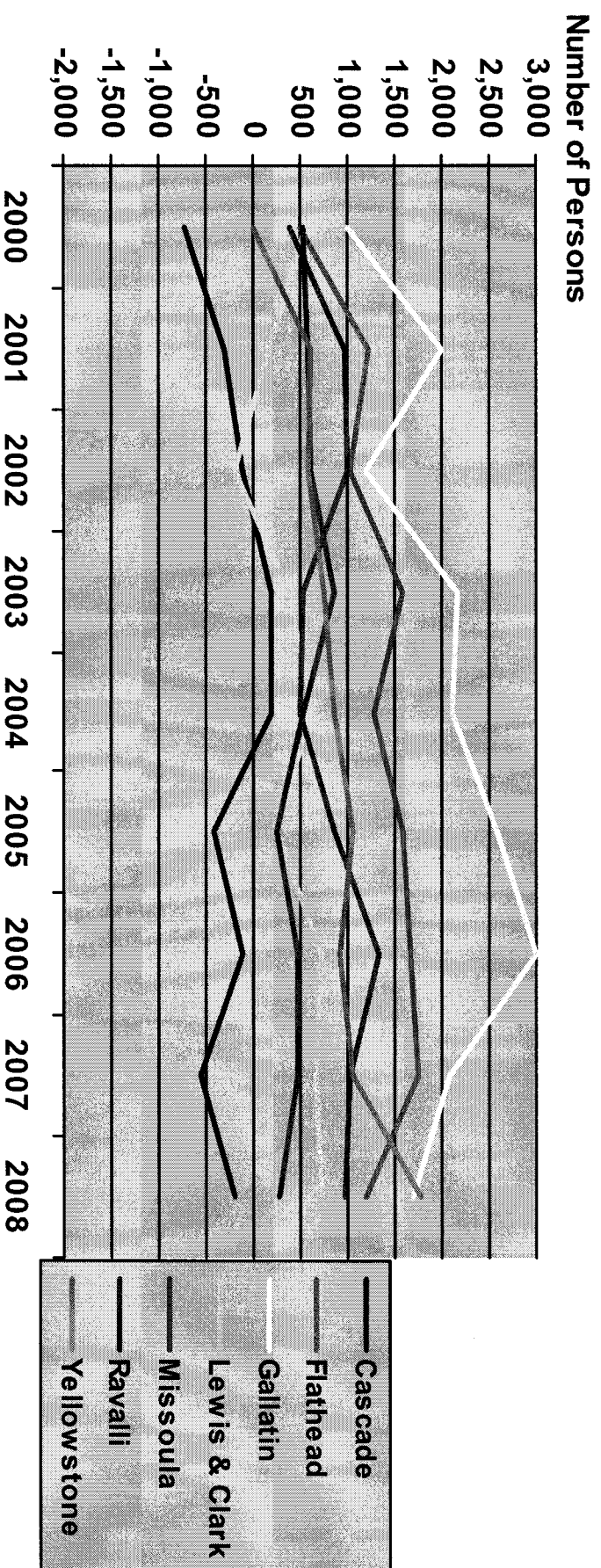
Source: U.S. Census Bureau, American Community Survey, 2005-2007.

Percentage of Renters Paying More Than 30 Percent of Income Towards Housing 2007



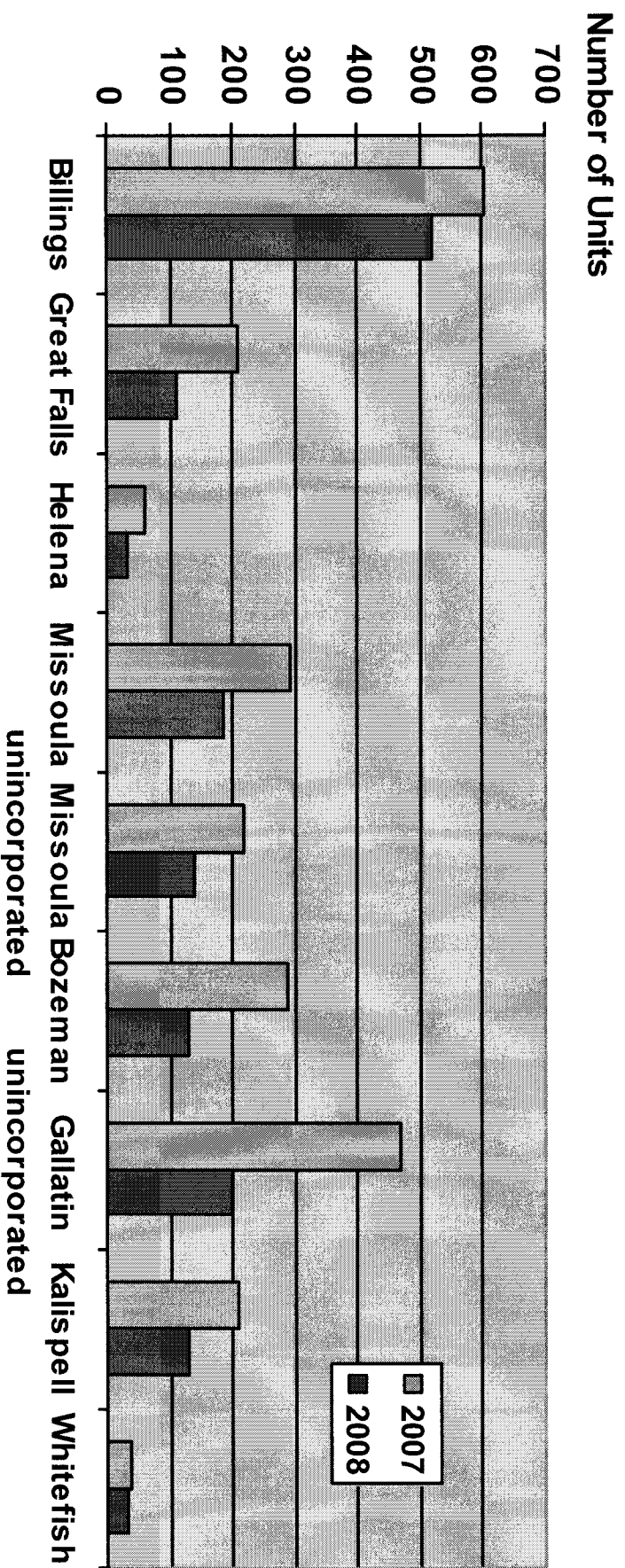
Source: U.S. Census Bureau, American Community Survey, 2005-2007.

Net Migration Selected Montana Counties 2000-2008



Source: US Census Bureau.

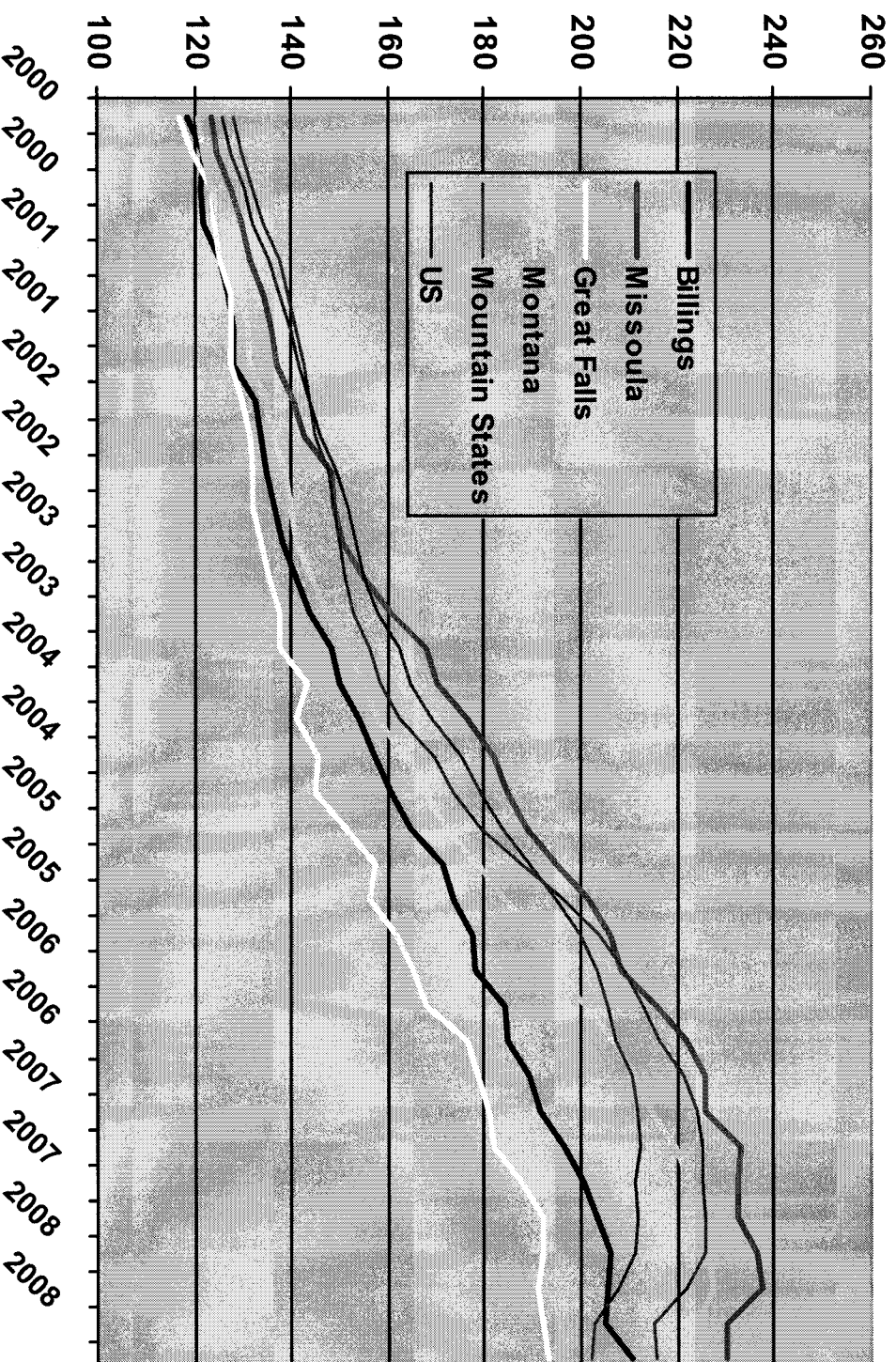
Building Permits for Selected Permit Issuing Areas Single Family, 2007 and 2008



Source: US Census Bureau, Construction Statistics

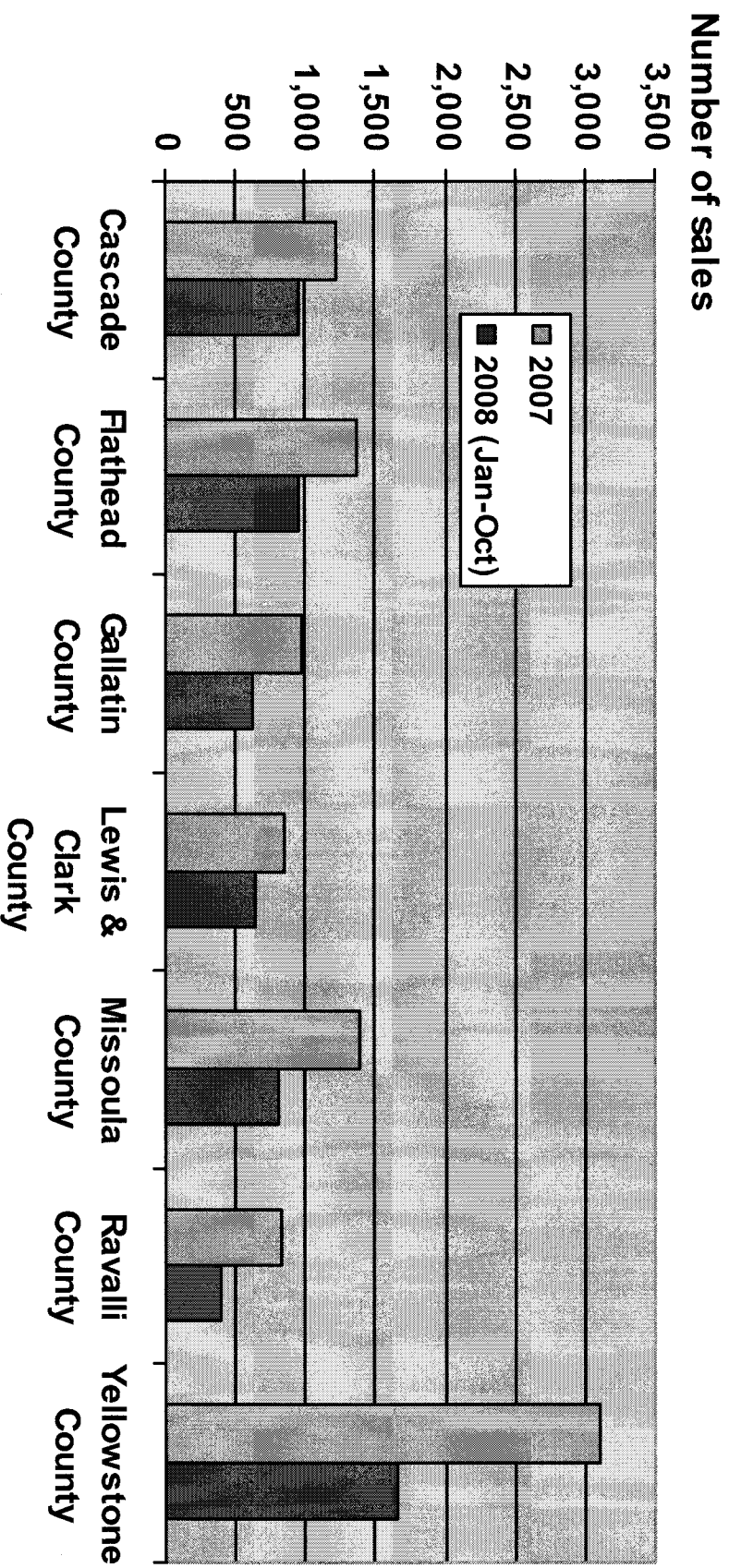
Housing Price Index, 2000Q1-2008Q4

1995Q1=100



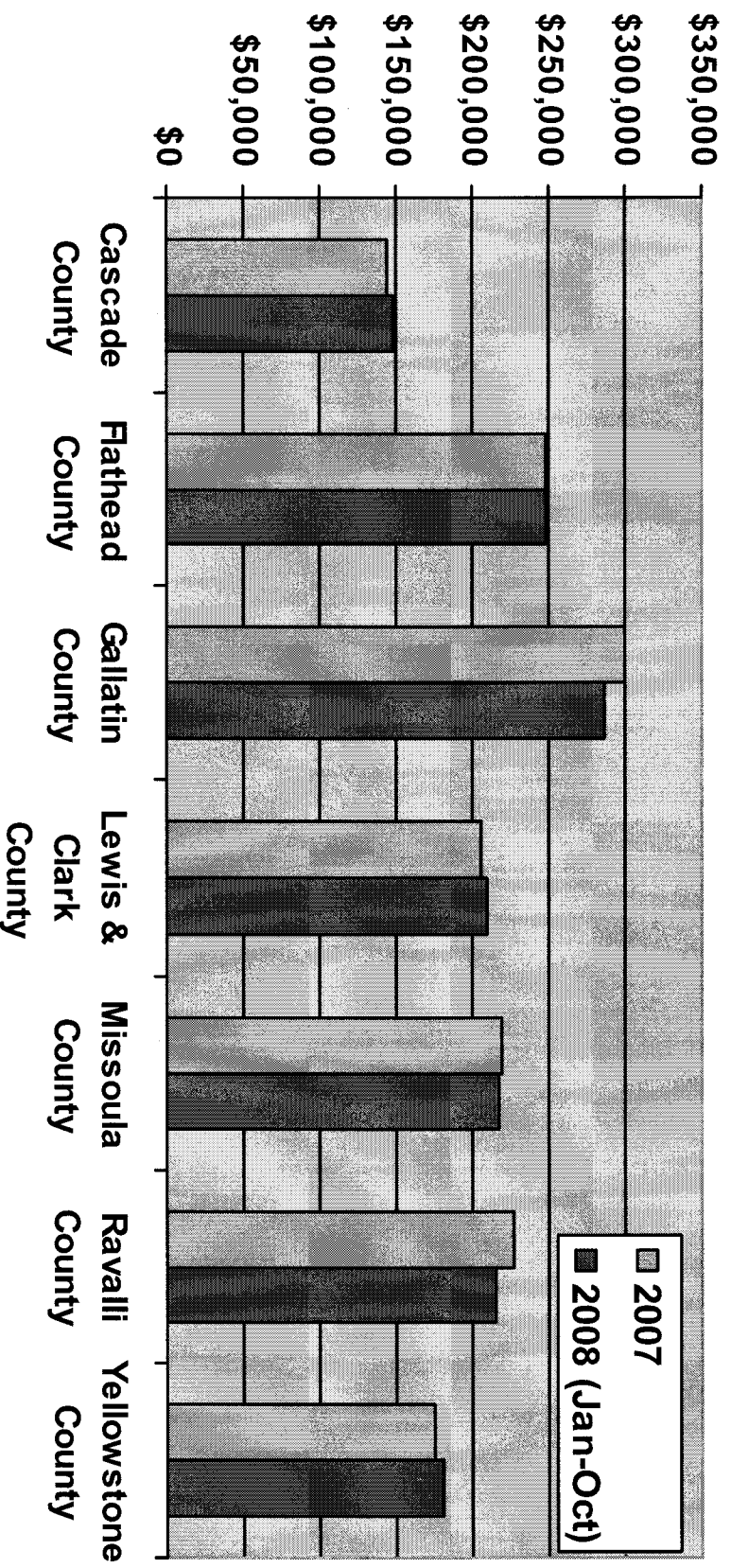
Source: Office of Federal Housing Enterprise Oversight.

Number of Residential Sales, 2007-2008 Jan-Oct



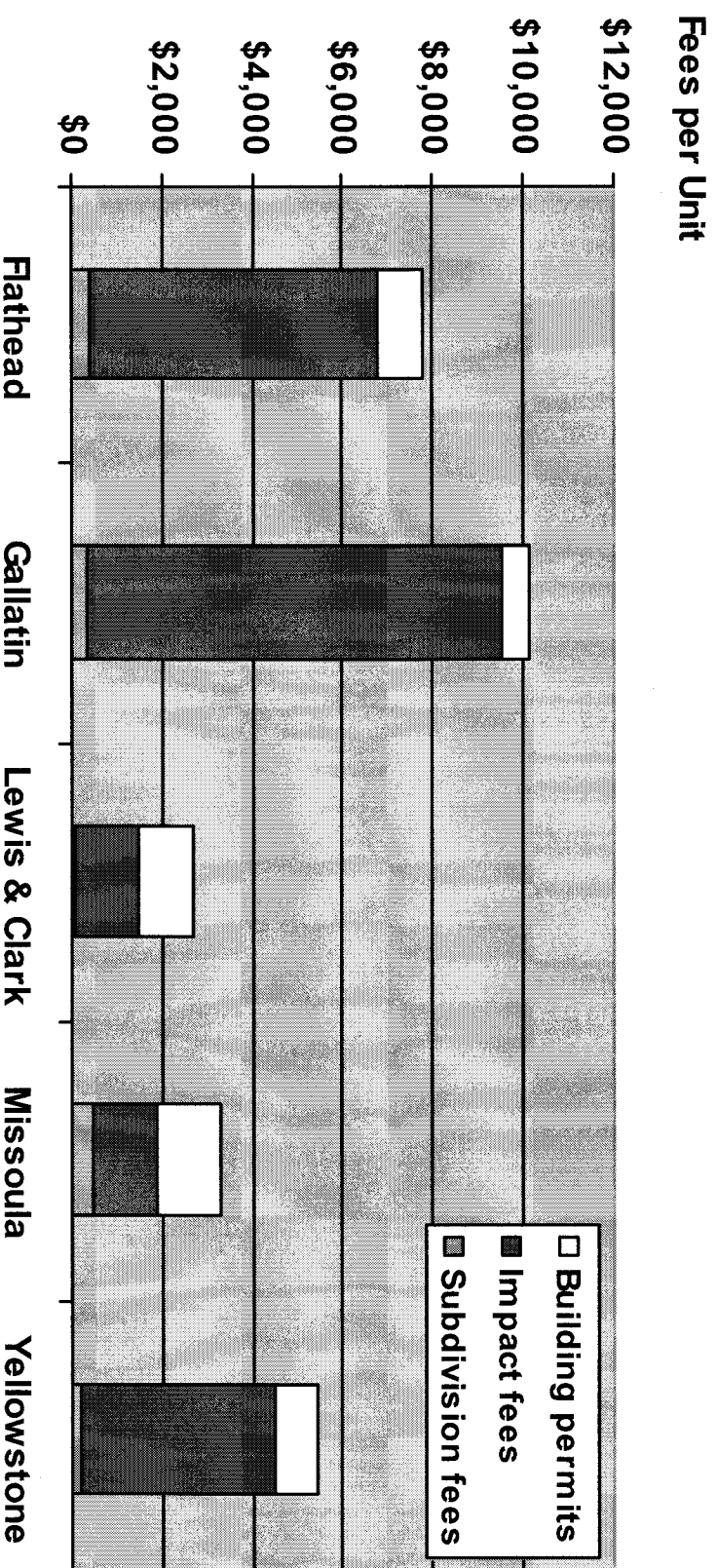
Source: Selected Multiple Listing Services.

Median Price of Residential Sales, 2007-2008 Jan-Oct



Source: Selected Multiple Listing Services.

Regulatory Fees per Dwelling Unit Selected Montana Cities



Sources: Compilation from City-County building web sites and Montana Building Industry Association.